

1 Makepeace Avenue N6 6EL

Design & Access Statement

Rev00. May 2021



Ref: 0547 - DTP - DAS rev00

Proposed Development / Brief:

Proposed rear extension and associated landscape works.

Site Address:

1 Makepeace Avenue
London
N6 6EL

Client Name / Applicant:

Mr & Mrs Heap

Date of Completion:

May 2021

Prepared by:

Base Associates



Site Location





- Base Associates are an award winning global design studio that focus on architecture, urban realm, interior design and branding.

- Base was formed on 08.08.08 in the heart of the Nine Elms Vauxhall regeneration masterplan and have been instrumental in championing and help transform the 561 acres it covers.

- The practice specialises in bringing key stakeholders together to unlock the hidden value of sites through collaborative and creative design.

- Base Associates have completed a number of high-end bespoke residential projects of this ilk. As seen on the adjacent photographs.



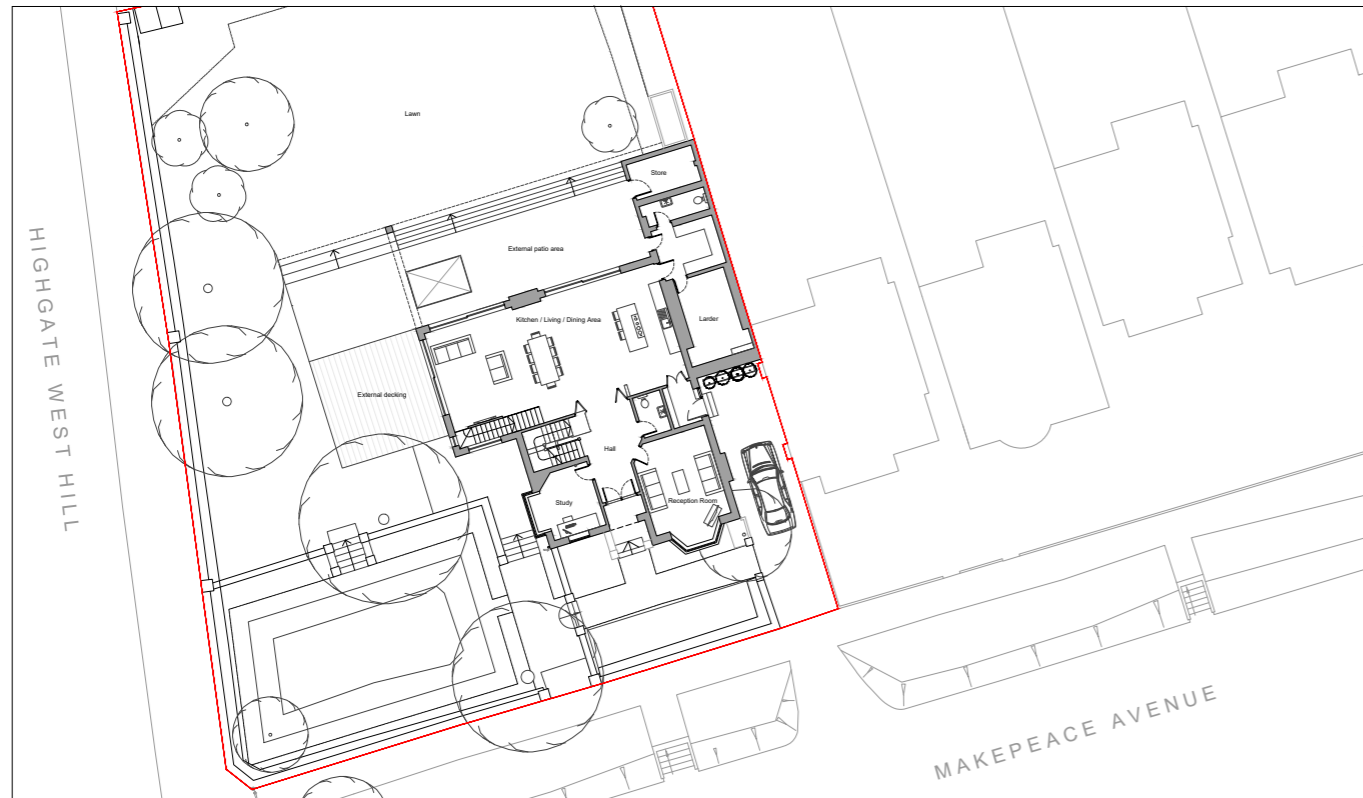
- The site is located in the Holy Lodge Estate. The estate was built 1923–1929 by London Garden Suburbs Ltd and is an important example of a planned inter-war estate in which layout, topography and greenery conspire to form a uniquely attractive place to live.
- Built as an early gated community the estate currently has two main access roads. The upper one to Highgate West Hill closing every night until mid-morning, the lower one to Swains Lane being closed randomly with access then controlled by estate staff. This maintains the private status of the estate roads and stops a right of way being created.
- The design of the mansion blocks on each avenue follow the same design concept with variations from group to group. From a distance they appear as 'Tudor Cliffs' as they tower above the adjoining houses and which is aided by the topography with not only the fall of the hill to the south but also to the east adjoining Highgate Cemetery.
- The neighbouring buildings are built in a traditional vernacular style with references to the Arts and Crafts period. The houses are largely detached or semi-detached houses with gaps between the houses offering views of the greenery. Most of the houses on the street have generously sized gardens and the street has a strong suburban feel.



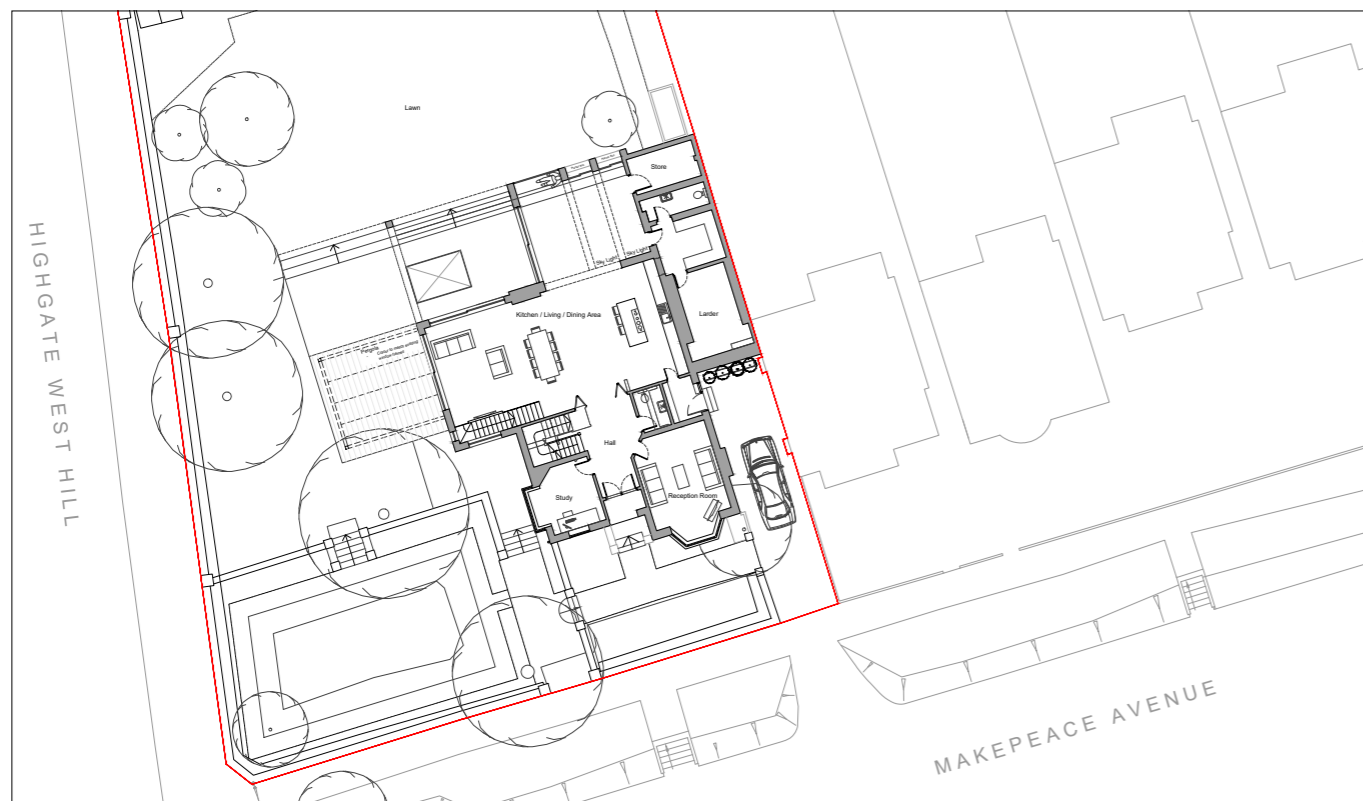
: Location of proposal



- The site forms part of a series of gated elements leading in to the estate labelled as "boundary Houses". The other boundary house sites have either been redeveloped or are in need of repair. We hope our proposal helps enhance the prominent location it sits within.
- The existing property references the Arts & Crafts movement and has benefited from high-quality contemporary additions. The facade is a combination of red brick and white render.
- The property was re-developed and extended in 2015. Planning reference 2012/6755/P.
- The site benefits from an extensive green boundary which means that any intervention will be obscured from view from the public highway



Existing Ground Floor Plan



Proposed Ground Floor Plan

03.1. **Form:**

- Form derived from existing external frame (please refer to existing photographs)
- Height of proposed parapet to match existing single story element
- Proposed lean-to pergola to west elevation

03.2. **Material:**

- White render to match existing building
- White Fibre Cement Cladding on west elevation. Equitone Linea (or equivalent) - vertical ridges
- Aluminium casement windows / skylights (dark frames) to match existing windows

03.3. **Access:**

- The main entrance to the house to remain as is
- Access to proposed extension via sliding door at west face
- Proposed floor finish to match existing

03.4. **Sustainability:**

- The proposal aims to be sympathetic and as sustainable as possible in design
- The use of low U-value construction build-ups, double glazing and efficient insulation aim to meet a high standard of sustainable design.
- Green roof to increase biodiversity and maximise water retention
- High levels of glazing to maximise natural light levels

03.5. **Landscaping:**

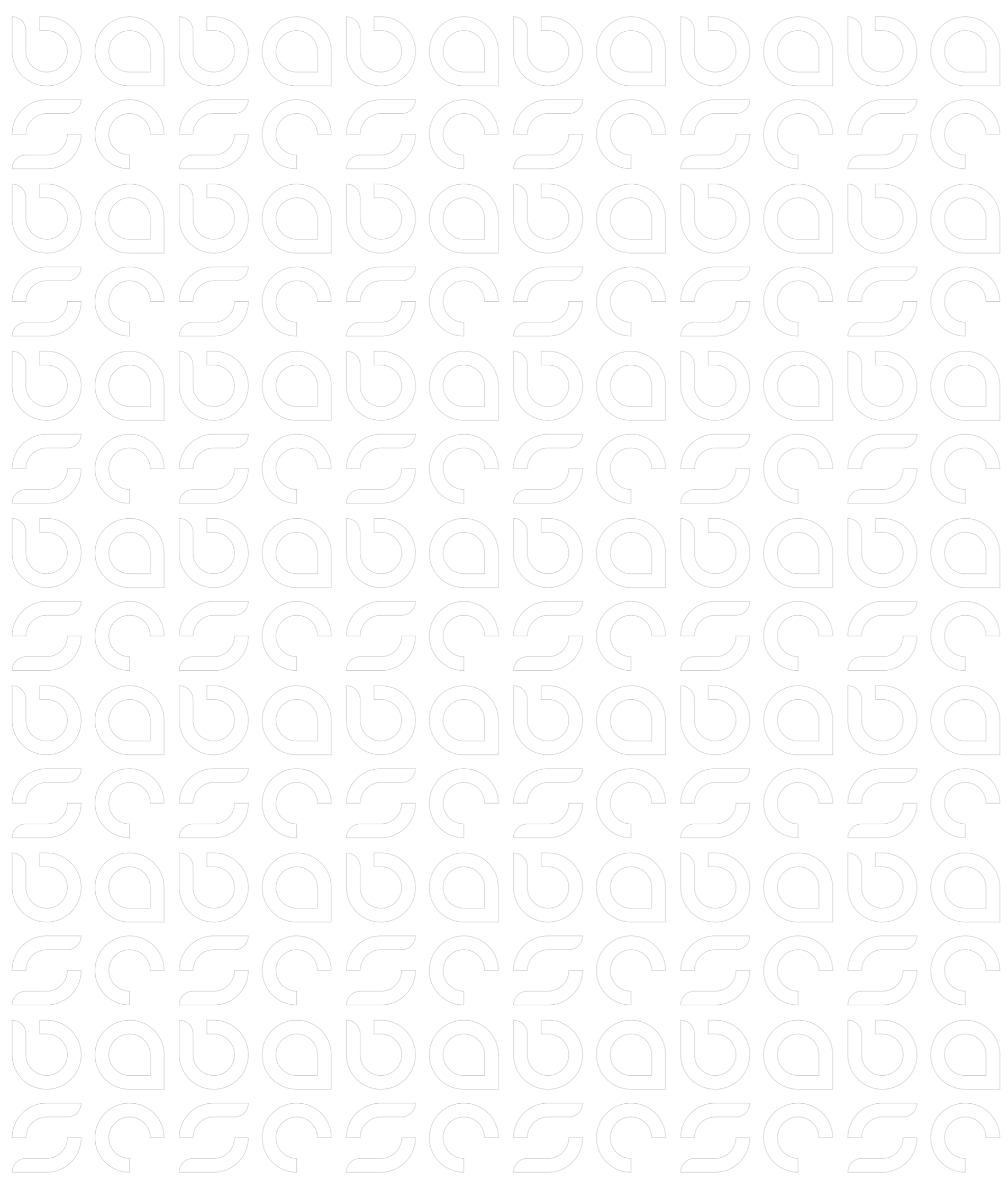
- Landscaped steps (to the north of the property) to be extended
- Proposal to sit below the existing height of the lawn

03.6. **Boundary Treatment:**

- There is no change to the existing boundary walls

03.7. **Parking:**

- There is no change to the existing parking arrangements



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